









A beautifully presented mid terrace house situated within this sought after and convenient area of Fulwell. Internally the stylish accommodation on the ground floor includes a hall with staircase to the first floor, lounge with bay window and wood burning stove, separate dining room and a superb modern fitted kitchen. On the first floor there are two generous bedrooms and an impressive contemporary bathroom/wc. Externally there is a forecourt area to the front and a courtyard to the rear with electric roller shutter door. This excellent location is ideally placed for the shops and cafes on Sea Road, as well as Seaburn Metro Station and Sunderland's magnificent coastline. Available with no upper chain involved, early viewing is essential to appreciate the accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

### Entrance Hall

Double radiator, single radiator, coved cornicing and staircase to first floor.

### Lounge 11'11" plus bay x 11'10"



Double glazed window to front, wood effect laminate flooring, coved cornicing and ceiling rose, wood burning stove and double doors leading into

### Dining Room 14'2" x 10'3"



Wood effect laminate flooring, single radiator, double glazed window to rear, coved cornicing and ceiling rose.

### Kitchen 14'2" x 6'10"



Wall and base units with working surfaces over incorporating sink and drainer unit, tiled splashbacks, integrated oven and gas hob with extractor hood, space for fridge freezer and washing machine, cupboard housing Baxi boiler, grey tiled flooring, double glazed window, single radiator, door to rear courtyard.

### First Floor Landing

Storage cupboard and access to loft space via hatch.

### Bedroom 1 11'8" plus bay x 14'6"



Double glazed bay window to front, double radiator, coved cornicing and ceiling rose.

### Bedroom 2 14'7" into fitted robes x 10'3"



Double glazed window to rear, double radiator and fitted mirror fronted sliding wardrobes.

### Bathroom 10'11" x 6'6"



Low level WC, washbasin vanity unit with cupboards and

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# MAIN ROOMS AND DIMENSIONS

drawers, and bath with overhead shower and glass screen, grey tiled flooring, double radiator, double glazed window, single radiator.

## Outside



Courtyard to the rear with electric shutter door providing off street parking.

## Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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## Important Notice Part 2

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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## Sea Road Viewings

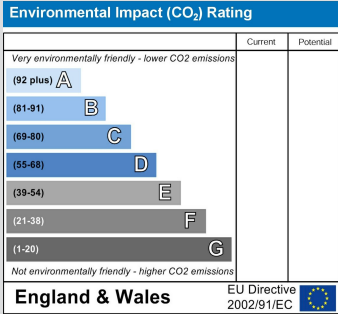
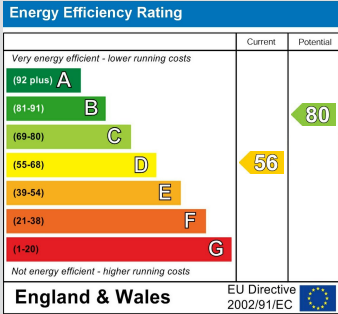
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

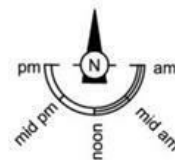


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Ground Floor  
Approximate Floor Area  
(47.94 sq.m)



Room In Roof  
Approximate Floor Area  
(43.61 sq.m)

96 Atkinson Road